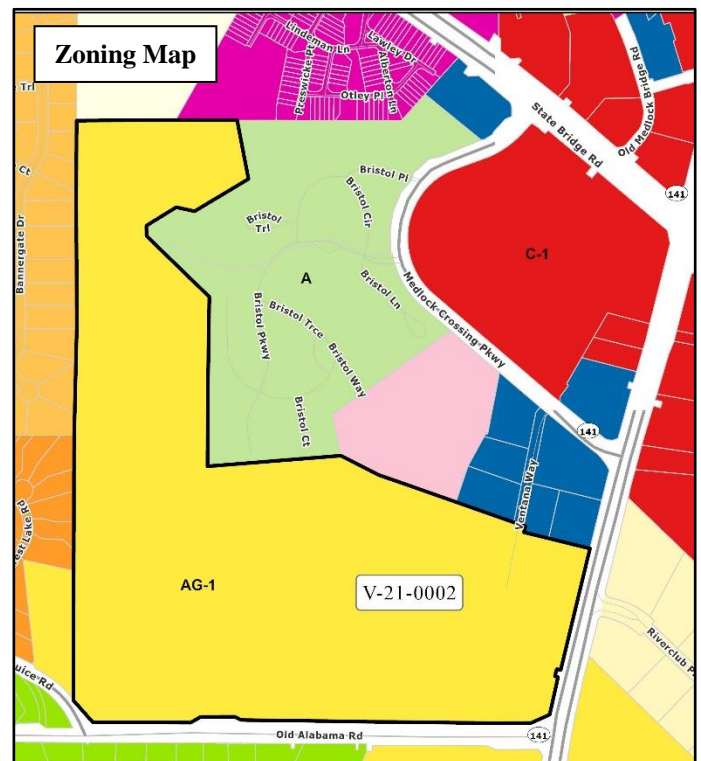




## Board of Zoning Appeals Meeting January 18, 2022

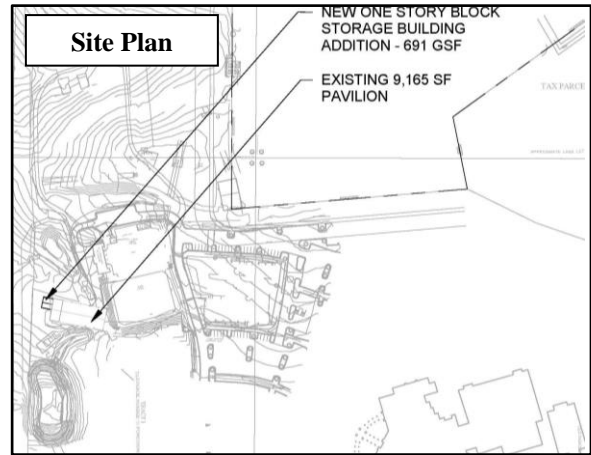
<b>CASE NUMBER:</b>	<b>V-21-0002</b>
<b>PROPERTY LOCATION:</b>	<b>9500 Medlock Bridge Road, Johns Creek, GA 30097</b>
<b>CURRENT ZONING:</b>	<b>AG-1 (Agricultural District)</b>
<b>PARCEL SIZE:</b>	<b>88.895 Acres</b>
<b>PROPERTY OWNER:</b>	<b>Perimeter Church</b>
<b>VARIANCE REQUEST:</b>	<b>To allow concrete masonry unit (CMU) as an alternative exterior building material for a proposed storage building addition to the existing pool pavilion.</b>
<b>STAFF RECOMMENDATION:</b>	<b>APPROVAL WITH CONDITIONS</b>

The subject property is located at the northwest corner of the intersection of Medlock Bridge Road and Old Alabama Road, and is zoned AG-1 (Agricultural District). The site is currently improved with a church building, recreational space, swimming pool and pool pavilion, totaling approximately 152,473 square feet.



## Community Development

Perimeter Church is seeking to add a storage space (shown in yellow below) to the rear of their existing pool Pavilion (shown in green below). The proposed storage building would provide additional storage space for outdoor equipment related to their school, church, and community events. The existing pool pavilion's exterior façade is constructed of concrete masonry unit (CMU) and the exterior of the proposed addition would be identical to what exists today.



### **Applicable Code Requirements**

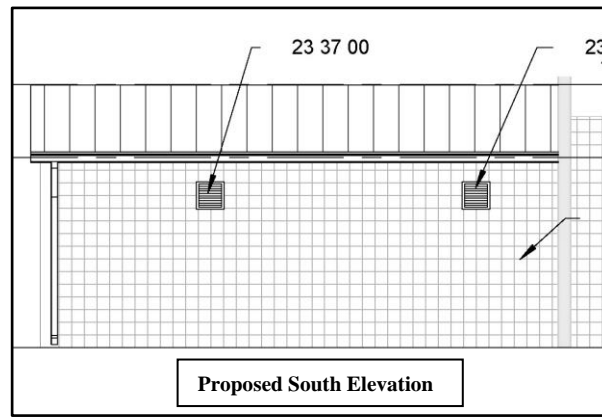
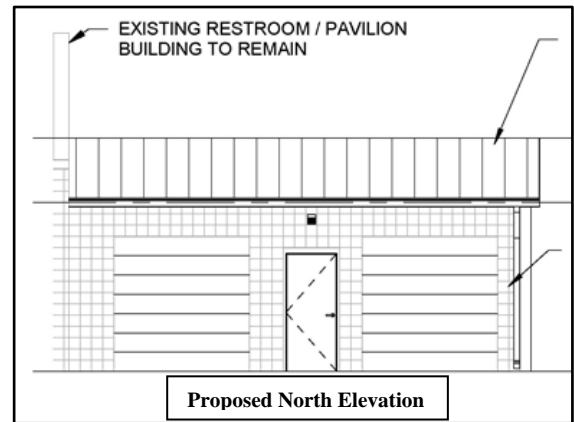
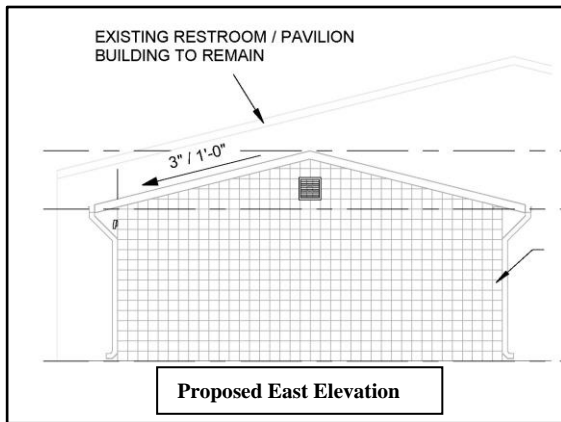
City of Johns Creek Zoning Ordinance; Article XII-E. Community Standards; Section 12E.3.E. Building Materials and Architectural Treatments. The code section is excerpted below for reference:

**Section 12E.3.E.1:** The exterior building materials of all nonresidential building facades shall consist of a minimum of 75% (per vertical wall plane) of the following: brick, natural or pre-cast stone, or glass. Pre-cast concrete may be used for industrial, multi-story office (3-stories or greater) or hotel development.

### **Variance Request**

The Applicant is requesting a variance to allow for the use of CMU as the building material for the pool pavilion's storage addition. The photo below shows the pool pavilion as existing. The storage building addition will be attached to and match the color and material of the existing pool pavilion.





## **Variance Review Criteria**

Zoning Ordinance Section 22.3.1. lists the following considerations for granting a variance:

- A. Relief, if granted, would be in harmony with, or, could be made to be in harmony with, the general purpose and intent of the Zoning Ordinance; or
- B. The application of the particular provision of the Zoning Ordinance to a particular piece of property, due to extraordinary and exceptional conditions pertaining to that property because of its size, shape, or topography, would create an unnecessary hardship for the owner while causing no detriment to the public.

## **Staff Analysis**

The storage building addition will be located west of the existing pool pavilion, and would not be visible from the right-of-way or adjacent properties, as extensive vegetation surrounds the periphery of the site. The Applicant has provided multiple photos that show vantage points from several locations, all that would prove the proposed building would be located out of site from surrounding properties. Additionally, the proposed structure will match the color and material of the existing pool pavilion, further accounting for a seamless façade to be maintained. Based on the information and documentation submitted by the applicant, it is the opinion of staff that the request, if granted, will be in harmony with the general purpose and intent of the Zoning Ordinance.

**Staff Recommendation**

Based upon the findings and conclusions herein, staff recommends **APPROVAL** of V-21-0002, **subject to the following conditions:**

- 1) The exterior elevation and dimensions of the storage building addition shall be in accordance with the floor plan details and building elevation rendering received by the Community Development Department and date stamped on December 14, 2021.
- 2) The location of the storage building addition shall be in accordance with the site plan received by the Community Development Department and date stamped on December 14, 2021.
- 3) The concrete masonry unit (CMU) façade on all sides of the storage building addition shall be of the same color CMU as the existing pool pavilion.